

006.A

Map

0001

Block

0065.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 547,000 /

USE VALUE: 547,000 /

ASSESSed: 547,000 /

Total Card /

Total Parcel

547,000

547,000

547,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		FREEMAN ST, ARLINGTON

OWNERSHIP

Owner 1:	KEATING LEAH TENNEY &
Owner 2:	KEATING EAMON
Owner 3:	
Street 1:	65 FREEMAN ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ROSS CHAPMAN M & -
Owner 2:	SWAMY MEGHNA H -
Street 1:	65 FREEMAN ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7817												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	547,000			547,000
Total Card	0.000	547,000			547,000
Total Parcel	0.000	547,000			547,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	369.59	/Parcel:	369.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	547,000	0	.		547,000		Year end	12/23/2021
2021	102	FV	530,900	0	.		530,900		Year End Roll	12/10/2020
2020	102	FV	522,800	0	.		522,800	522,800	Year End Roll	12/18/2019
2019	102	FV	475,700	0	.		475,700	475,700	Year End Roll	1/3/2019
2018	102	FV	420,700	0	.		420,700	420,700	Year End Roll	12/20/2017
2017	102	FV	383,500	0	.		383,500	383,500	Year End Roll	1/3/2017
2016	102	FV	383,500	0	.		383,500	383,500	Year End	1/4/2016
2015	102	FV	354,300	0	.		354,300	354,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSS CHAPMAN M	125-93		5/15/2013		375,000	No	No		
LOCONZOLO WILLI	92-146		3/3/2006		342,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1886	Redo Bat	32,000	C				
8/18/2011	888	Re-Roof	9,810					

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	Mail Update	JO	Jenny O
7/19/2018	Measured	DGM	D Mann
3/20/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

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EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	0	- 1 St condo
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	TAN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1916	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G8	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
																	</	